

 <p>Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate</p>	TO:	PLANNING COMMITTEE
	DATE:	14 June 2017
	REPORT OF:	HEAD OF PLANNING AND PLACES
	AUTHORS:	Andrew Benson
	TELEPHONE:	01737 276175
	EMAIL:	Andrew.benson@reigate-banstead.gov.uk
AGENDA ITEM:	12	WARD: All

SUBJECT:	DEVELOPMENT MANAGEMENT Q3 PERFORMANCE
PURPOSE OF REPORT:	To inform members of the annual Development Management performance for 2016/17 against a range of indicators
RECOMMENDATION:	To note the performance of 2016/17

Planning Committee has authority to note the above recommendation

BACKGROUND

1. Development Management encompasses a wide range of planning activities including pre-application negotiations and engagement; decision making on planning applications through to compliance and enforcement.
2. It puts the Council's locally adopted development plan policies into action and seeks to achieve sustainable development.
3. It is a non-political, quasi-judicial system with all Development Management functions falling under the responsibility of the Planning Committee in the Council's Constitution. As such it is a non-Executive function falling outside the scope of the quarterly corporate performance reports that are presented to the Executive and Overview and Scrutiny Committee.
4. Development Management performance has always been monitored and reviewed in line with statutory and local targets with quarterly reports sent to the Department for Communities and Local Government. However, given that all functions of the Council as Local Planning Authority fall under the responsibility of the Planning Committee, the performance information has also been shared with the Planning Committee Chairman. This report enables the performance indicators to be noted by the Planning Committee itself.
5. This report follows quarterly reports throughout the year and provides the annual performance results for 2016/17 at Table 1, as well as those for Q4. Also provided at Table 2 is the requested performance measure, relating to the time taken in total days from receipt of a valid application to its registration.

PERFORMANCE

	Performance measure	Target %	Q4	2016/17
	Applications determined (in 8/13 weeks or agreed ext of time)			
1	Major applications	60%	91%	90%
2	Minor applications	65%	82%	78%
3	Other applications	80%	87%	87%
4	Householder applications	85%	87%	86%
5	Average days to decision	73	78	76
	Appeals			
6	Appeals Received	-	32	118
7	Appeals Decided	-	36	110
8	Appeals Allowed	30%	35%	34.5%
	Enforcement			
9	Reported Breaches Received		134	679
10	Cases Closed		164	698
11	On hand at end of period		154	154
12	Cases over 6 months old (no notice)		27	27
	Application Workload			
13	On hand at beginning		412	409
14	Received		362	1634
15	Determined		422	1659
16	On hand at end of period		337	337

Table 1 - Development Management performance

May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
14.4	13.2	12.9	10.7	9.8	10.2	12	13.8	15	14.7	15.8

Table 2 – Time taken from receipt to registration (days)

6. Perhaps the most interesting matter to note from the above is the number of applications received/determined. Over 1600 planning applications were received and determined across the year, which is the highest since the peak of 2007/8. This excludes the various tree and conditional details submissions which usually take the number of total applications to over 3,000. More applications were determined than received.
7. The Government target for the determination of planning applications is 13 weeks for major applications and 8 weeks for all other types of application, or within a longer period if an extension of time (EOT) is agreed with the applicant.
8. Table 1 shows the relevant performance against these targets for Quarter 4 and the annual figure for 2016/17. The targets for all types of applications were exceeded for both the quarter and for the year as a whole. This is an important measure by which local planning authorities can be deemed ‘poorly performing’ by central Government, if they fail to achieve. The fact that all targets were comfortably exceeded is therefore pleasing to report especially with more stringent targets due to be imposed in the coming years.

9. The local target for average determination of applications is 73 days. The average time taken for determination of all applications for the year as a whole was slightly above this at 76 days. This is reflective not only of the need to complete legal agreements etc but also the aim to be positive and proactive by working to secure improvements to proposals through amendments and agreed extensions of time.
10. The annual appeal performance was reported to the last meeting.
11. 679 potential enforcement breaches were reported and again it is encouraging to report that a higher number than this were closed, indicating no build-up of a backlog. Work has been ongoing throughout the year on this issue with particular focus on the longer-running cases over 6 months old, a detailed assessment of which is undertaken with the Chairman.
12. Table 2 provides the performance measure as requested by Members, to report how long in total days applications have taken on average from receipt to registration (if valid on receipt) across a number of months. Unfortunately due to two long-term staff sickness absences (in what is a small team) performance in this area has been more challenging and not up to the desired standard. It is a positive outcome from the collation and review of this performance reporting that such matters can be highlighted and addressed.
13. New staff have recently been recruited to assist with this issue, to overcome the backlog in registration and improve performance going forward.
14. The focus for the service over the next 12 months will be looking to continued improvements in both the application registering and enforcement reporting aspects (front-end and back-end of service) with support and resources in place for this, helped in part by the Government's commitment to increase planning fees by 20% in July.